

Rockville Town Center

Phase I Underway

Fall/Winter 2004-05



NEW KID ON THE BLOCK... Maryland Avenue block in the future Rockville Town Square will resemble this elevation.

Town Center Makes Progress on All Fronts

Progress on Phase I of Rockville Town Center made great strides in the summer and early fall of 2004—both on the construction site and in gaining approvals that will allow the project to proceed on schedule.

The first buildings of Rockville Town Square, which composes 12.5 of the 15 acres of Phase I, are expected to open in fall 2006.

By mid-September, the pad site for the new Rockville Regional Library had been prepared and the official closing that will sell the land to Montgomery County was approaching. Excavations were completed for the parking garage located at East Middle Lane and the future Maryland Avenue Extended. Excavations were underway for parking garages that will be located at the corner of East Middle Lane and North Washington Street and the one at East Middle Lane between Maryland Av-

enue and Newmarket Street.

Installation of utilities—including water, sewer, storm-water sewer, electric and communications—was started along East Middle Lane and North Washington Street.

Town Center Key Dates

- **Fall 2004:** Public improvements work begins (utilities installation, grading)
- **Winter 2004-Spring 2005:** Significant construction begins
- **Fall 2006:** New roads open. First retail stores to open.
- **Late Fall 2006:** Opening of first buildings including Rockville Regional Library

Also significant to Town Center progress was the Mayor and Council's approval to purchase the final two parcels of land that will be part of Phase I. On Oct. 4, they approved purchase of what cur-

rently is a gas station on the corner of Beall Avenue and Route 355 for \$3.6 million and purchase of adjacent office townhouses at 330-358 Hungerford Drive (Route 355) for \$5.5 million.

Those two parcels in the northeast corner of Rockville Town Square will become residences over retail space (including the new home of the CVS drug store) and the largest public parking garage.

"We are very pleased with the pace of construction through the first few months," said Art Chambers, Rockville's Director of Community Planning and Development Services. "Completing the negotiations and purchase of these last two parcels will enable work to get started in that section."

Demolition will begin on the office townhouses and the gas station in November and is expected to be completed by the end of December. ■

Change on the Horizon...

Town Center visitors could view the fast changing landscape on North Washington Street since construction began in August. Below are three images from, top to bottom on Aug. 24, Sept. 9 and Oct. 18, respectively. See progress live on the Town Center Web cam at www.rockvillemd.gov.



Facts About Phase I of Town Center

- ♦ **WHAT:** Mix of retail, restaurant, cultural, entertainment, residential and offices uses
- ♦ **WHEN:** Scheduled to open in late fall 2006
- ♦ **WHERE:** Bordered by Beall Avenue on the north, East Middle Lane on the south, North Washington Street on the west and Maryland Route 355 on the east
- ♦ **SIZE:** 15 acres (Eventually Town Center will expand to 60 acres)
- ♦ **OVERALL DEVELOPMENT:** Rockville Town Square, Rockville Metro Plaza, Rockville Regional Library, residences, retail, restaurant, entertainment, cultural and office uses plus parking garages and on-street parking
- ♦ **DETAILS:**
 - Approximately 630 total premiere residences
 - Approximately 175,000 square feet of retail/restaurants
 - 3 public parking garages, 1 private garage, on-street parking with overall parking to include approximately 1,900 spaces
 - Rockville Regional Library will be the largest library in the Montgomery County system
 - Tree-lined streets include on-street parking, benches, artwork and sidewalk cafés
 - Public plaza to be used for special events, concerts and farmers' market
- ♦ **DEVELOPMENT COST:** \$352 million (\$264 million private and \$88 million public funding)
- ♦ **PUBLIC INVESTORS:** City of Rockville, Montgomery County, State of Maryland and federal government
- ♦ **PRIVATE INVESTORS:** RD Rockville, LLC (Rockville Town Square developer), Federal Realty Investment Trust (retail owner) and Foulger-Pratt (Metro Plaza developer)

